

Following is the proposed amendment to the Land Development Code. Additions are underlined and deletions are in ~~strikethrough~~.

Article 7, Division V, Cluster Subdivisions

~~Secs. 18-434--18-445. Reserved.~~

Division VI, Cottage Housing Developments

Sec. 18-434. Purpose.

Cottage housing development is a type of detached housing providing small residences for smaller households. Cottage housing is provided as part of the city's overall housing strategy, which seeks to meet the needs of a population diverse in age, income, household composition, and individual needs through encouraging a variety of housing types and price points, innovation and variety in housing design and site development. These developments are intended to foster a strong sense of community through shared use of common space.

Cottage housing development standards are intended to create a small community of cottages oriented around open space that is pedestrian-oriented, provides for pedestrian amenities, minimizes the visibility of off-street parking, and takes advantage of natural features on the site. The design standards are intended to maintain traditional cottage amenities and proportions while ensuring that cottage housing developments contribute to the overall community character. Cottage housing developments typically allow higher densities than are allowed in the underlying zoning districts. This increased density is possible through the use of smaller than average home sizes, clustered parking, and site design standards. Cottage housing developments are encouraged to use low-impact development techniques to the greatest extent possible.

Performance standards for housing unit density, separation between developments, impervious surface areas, building heights and sizes are employed in cottage developments to improve predictability in the design, review, and approach of such projects. These standards also reduce the impacts of increased density, prevent overbuilding of the site, and limit the amount of off-street parking necessary to serve the development. Because of the limited building size and typically smaller household size, parking requirements are reduced and parking should be designed to minimize visibility from the street.

Sec. 18-435. Permitted uses.

The uses allowed in each district as described in this chapter are allowed in the cottage developments option of the R-20, R-15, R-10, R-7, R-5, and R-3 zoning districts, except that the following uses shall be prohibited:

- (1) Golf courses, private or public, with related services, including pro-shop
- (2) Parks and recreation areas, municipal
- (3) Recreation facility, neighborhood
- (4) Governmental uses outside public rights-of way, except offices
- (5) Libraries
- (6) Religious institutions

- (7) Telecommunication facility, unattended
- (8) Property-restricted real estate sales office
- (9) Accessory apartments, attached or detached
- (10) Kennels, private
- (11) Schools, primary, secondary, university and college
- (12) Duplex, triplex, quadraplex
- (13) Bed and breakfast
- (14) University administrative offices
- (15) Day care, adult or child

Sec. 18-436. Development Standards.

(a) Cottage developments are intended to foster a sense of community and shared common spaces. To help achieve this, cottage dwelling units shall be developed in clusters or pods of at least four (4) but no more than twelve (12) dwelling units per cluster. Multiple clusters may be developed within a single cottage development.

(b) Density shall be permitted as follows:

	R-20	R-15	R-10	R-7	R-5	R-3
Minimum lot size (parent parcel)	22,500 sq ft	20,000 sq ft	15,000 sq ft	12,000 sq ft	12,000 sq ft	12,000 sq ft
Minimum lot width (parent parcel)	150 ft	125 ft	100 ft	75 ft	66 ft	66 ft
Minimum lot depth (parent parcel)	150 ft	120 ft	120 ft	100 ft	99 ft	99 ft
Minimum number of cottage dwelling units per cluster	4	4	4	4	4	4
Maximum number of cottage dwelling units per cluster	12	12	12	12	12	12
Minimum distance between cottage developments	1,000 ft	1,000 ft	1,000 ft	1,000 ft or 1 block, whichever is greater	1,000 ft or 1 block, whichever is greater	1,000 ft or 1 block, whichever is greater

(c) Central Courtyard Open Space. Each cottage cluster must be oriented around a courtyard or common central open space, which is critical to the design of any cottage development. Each cottage dwelling unit shall have the main entry accessed from this central open space. For the purpose of cottage housing developments, common courtyard open space shall be a central space that may be used by all occupants of the cottage cluster.

- a. A minimum of 500 square feet of open space per dwelling unit shall be allocated to each cottage cluster's central open space.
- b. No common central open space shall have a dimension less than forty (40) feet. Parking areas, yard setbacks, required setback areas, private open space, and driveways do not qualify as common open space.
- c. Pedestrian connectivity shall be provided through each central courtyard open space. A sidewalk from each cottage dwelling unit to the pedestrian facilities of the central courtyard open space shall be provided.

(d) Dimensional and Design Requirements

- (1) Maximum building height shall be thirty-five (35) feet. Structures in cottage housing developments shall be designed to be single-story, single-story plus a loft, or two-story. Roofs shall be pitched at a minimum slope of two over twelve (2/12).
- (2) Front porches. All cottage dwelling units shall be provided with a covered main entry porch to create a private outdoor space protected from the weather and provide a transition from the interior private residential space to the semi-public outdoor space. Covered porches shall be usable in both design and dimension.
 - a. Cottage homes shall have a covered main entry porch with a floor area measuring at least sixty (60) square feet in area.
 - b. The floor of the covered main entry porch shall have minimum dimensions of not less than five (5) feet in any direction (length or width).
- (3) Façades. Any structure with a street-facing facade shall contribute to the neighborhood through the use of windows, changes in materials and/or color, and views of front doors or porches. The main entries of some cottages may be visible from adjacent streets to provide a visual pedestrian connection with the surrounding neighborhood. All cottage dwelling units shall be designed to avoid blank walls or appear to have a "back" towards streets or common courtyard open spaces.
- (4) Lot configuration. Cottage housing may be developed on individual lots or as condominium-style developments, with all units within a cluster on a single lot. In either case, street frontage is only required for the parent parcel and not for each dwelling unit.
- (5) Cottage floor area. No cottage dwelling unit shall have ground floor area greater than eight hundred (800) square feet. Covered porches shall not be included in the calculation of floor area, but private garages (an engaged garage that serves only the dwelling unit to which it is attached) shall be included.
- (6) Building setbacks. The following separation between cottage dwelling units, parent parcel lines, or streets shall be observed, regardless of whether they are on individual lots or developed on a single parent parcel. The Technical Review Committee may approve variations from these setbacks to allow front yard averaging along public streets.

Zoning District	Front (min – max)	Corner (minimum)	Interior side (min – max)	Rear (minimum)
R-3 R-5 R-7	5 – 15 feet	10 feet	5 – 10 feet	10 feet If abutting an alley, setback may be reduced to 5 feet
R-10 R-15 R-20	5 – 15 feet	15 feet	5 -10 feet	20 feet If abutting an alley, setback may be reduced to 5 feet

- (e) Trees and Landscaping. Cottage housing developments shall be designed to incorporate existing trees and natural features into the site design to the greatest extent possible according to the regulations found in this section rather than Article 8 of this Chapter.
- a. New trees shall be located to create amenities in the common courtyard open space and within private open spaces, to provide shade where appropriate, to enhance separation between buildings where desired, and to screen and soften the perimeter of parking areas and street-facing sides of cottage housing developments.
 - b. There shall be a minimum of two (2) canopy trees per dwelling unit in each cottage cluster. This requirement may be satisfied by the preservation of existing canopy trees or by planting new canopy trees on site.
 - c. In the R-20 district and within identified resource protection areas, cottages shall be located so as to maximize natural stormwater functions. Cottages shall be clustered and parking areas shall be located to preserve as much contiguous, permanently undeveloped open space and native vegetation as possible.
- (f) Low-impact Development. Cottage housing developments shall be designed to take advantage of open space, landscaped features, and natural areas to utilize low-impact development techniques, including natural filtration and on-site infiltration of stormwater.
- (g) Parking. The placement, location, and design of off-street parking shall be designed to minimize the visual and physical impacts of parking on the cottage development. It shall be located and designed to be less visible from frontage streets than the cottages themselves.
- a. Off-street parking shall be located and designed to maintain a pedestrian character for the overall cottage housing development and shall not be located between cottages and the primary street frontage.
 - b. Off-street parking shall be located to the side or rear of cottage units. Any portion of the central courtyard open space within thirty-five (35) feet of a parking space shall not be counted towards the minimum courtyard space requirement. If it is determined by the Technical Review Committee that another design solution may meet the objectives of this section, strict compliance with these criteria may be waived by the TRC.

- c. Preferred locations for parking, in descending order of preference:
 - i. To the rear of the cottage units accessed by an alley;
 - ii. To the side of the cottage units accessed by private driveway;
 - iii. To the side (non-primary street) screened from the side street by garage doors, landscaping, and/or fencing.
- d. The number of cottage units immediately adjacent to parking areas shall be less than the number of units not located adjacent to parking areas.
- e. Parking lot landscaping shall be installed to provide one (1) canopy tree per two (2) parking spaces to provide shade (in addition to the trees and landscaping requirements above). This requirement may be satisfied with existing trees or new trees.
- f. No more than one-third (1/3) of the total site frontage may be occupied by parking spaces or driveways for a minimum depth from the property line of forty (40) feet.
- g. No more than one-third (1/3) of the total number of cottage units may be served by private driveways and/or garages. For example, if there are nine (9) units in a development, no more than three (3) of the units may have either a private driveway and/or a private garage.
- h. Parking areas (where two (2) or more parking spaces are adjacent) shall be setback from parent parcel lines when adjacent to single-family zoned parcels as follows:

Zoning District	Parking area setback	Minimum vegetative buffer width
R-3, R-5, R-7	10 feet	5 feet
R-10, R-15, R-20	20 feet	15 feet

- i. The requirements for off-street parking may be reduced by the Technical Review Committee if it can be demonstrated that sufficient on-street parking exists to meet the needs of the development. Parking shall not exceed the following ratios:

Total net floor area of dwelling unit	Off-street parking spaces per dwelling unit
Up to 1,000 square feet	1 space
1,001 to 1,200 square feet	1.25 spaces
Existing nonconforming single-family residence	2 spaces

Secs. 18-437-18-445 Reserved.